162.0	0002	0021.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	873,400 / 873,400
					USE VALUE:	873,400 / 873,400
					ASSESSED:	873,400 / 873,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMER CLARA K/ TRUSTEE
Owner 2:	NINETEEN LINDEN REALTY TRUST
Owner 3:	
Street 1:	19 LINDEN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAMER CLARA KAY -
Owner 2:	-
Street 1:	19 LINDEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Clapboard Exterior and 1945 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7350.000	421,300	3,700	448,400	873,400
Total Card	0.169	421,300	3,700	448,400	873,400
Total Parcel	0.169	421,300	3,700	448,400	873,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.05 /Parcel: 449.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108181

GIS Ref

GIS Ref

Insp Date 10/01/18

Parcel ID 162.0-0002-0021.A

!12664!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	421,300	3700	7,350.	448,400	873,400		Year end	12/23/2021
2021	101	FV	409,400	3700	7,350.	448,400	861,500		Year End Roll	12/10/2020
2020	101	FV	409,400	3700	7,350.	448,400	861,500	861,500	Year End Roll	12/18/2019
2019	101	FV	310,700	3700	7,350.	448,400	762,800	762,800	Year End Roll	1/3/2019
2018	101	FV	301,300	3700	7,350.	397,100	702,100	702,100	Year End Roll	12/20/2017
2017	101	FV	301,300	3700	7,350.	333,100	638,100	638,100	Year End Roll	1/3/2017
2016	101	FV	301,300	3700	7,350.	333,100	638,100	638,100	Year End	1/4/2016
2015	101	FV	294,200	3700	7,350.	288,200	586,100	586,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:21:13

LAST REV

Date	Time
04/09/20	14:23:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12664

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAMER CLARA KAY	74166-366	1	2/21/2020	Convenience	100	No	No		
	18907-324		3/1/1988		99	No	No		A

USER DEFINED

Prior Id # 1:	108181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2018	1380	Inter Fi	145,935	O				
9/27/2012	1233	Redo Bat	21,500	C				
3/8/2005	139	Redo Kit	12,000			G6	GR FY06	re-do half bath al
4/27/1993	134		22,000					9 DORMER/FINISH AT

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
4/16/2013	Info Fm Prmt	EMK	Ellen K
11/5/2008	Meas/Inspect	163	PATRIOT
10/5/2005	Fieldrev-Chg	BR	B Rossignol
2/2/2000	Inspected	276	PATRIOT
12/1/1999	Measured	263	PATRIOT
7/21/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7350		Sq. Ft.	Site		0	70.	0.87	8									448,351						448,400	

Total AC/HA:	0.16873	Total SF/SM:	7350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	448,351	Spl Credit		Total:	448,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25000000
Const Adj.:	0.99742496
Adj $ / SQ:	168.315
Other Features:	106250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	517609
Depreciation:	96275
Depreciated Total:	421334

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

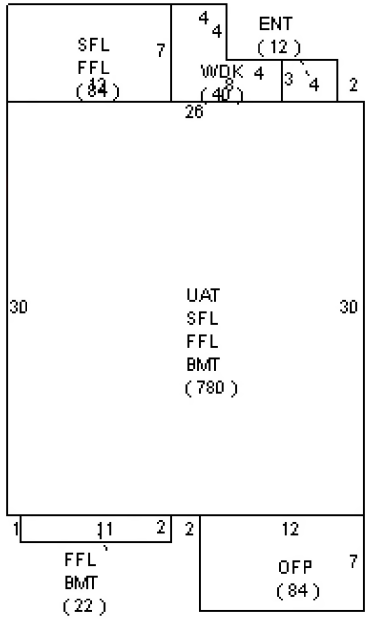
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.15
Special Features:	0	Val/Su Net:	146.13
Final Total:	421300	Val/Su SzAd	240.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	886	168.320	149,128
SFL	Second Floor	864	168.320	145,425
BMT	Basement	802	50.490	40,497
UAT	Upper Attic	195	129.600	25,273
OFP	Open Porch	84	36.050	3,028
WDK	Deck	40	15.960	638
ENT	ENTRY	12	26.330	316
	Net Sketched Area:	2,883	Total:	364,305
Size Ad	1750	Gross Area	3468	FinArea 1945

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 162.0-0002-0021.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1916	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700